



**AGENDA OF THE REGULAR SESSION
CITY OF AUBURN PLANNING COMMISSION
1225 LINCOLN WAY, AUBURN, CA 95603**

**May 20, 2014
6:00 PM**

Planning Commissioners

Lisa Worthington, Chair
Roger Luebke
Matt Spokely
Fred Vitas
Nick Willick

City Staff

Will Wong, Community Development Director
Reg Murray, Senior Planner

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF MINUTES

April 1, 2014

IV. PUBLIC COMMENT

This is the time provided so that persons may speak to the Commission on any item not on this agenda. Please make your comments as brief as possible. The Commission cannot act on items not included on this agenda; however, the items will be automatically referred to City staff.

V. PUBLIC HEARING

- A. VARIANCE – 270 GREENFIELD AVENUE (EVERETT GARAGE) – FILE # VA 14-02.** The applicant requests approval of a Variance to allow for the placement of a 22' x 22' garage that encroaches up to 1'-6" into the required 20-foot front yard setback of the property located at 270 Greenfield Avenue.
- B. DESIGN REVIEW PERMIT – 12800/12806 EARHART AVENUE (CENTURY PARK II) – FILE # DRP 14-01.** The applicant requests approval of a Design Review Permit to construct two industrial/office buildings in the Auburn Airport Industrial Park. The industrial development (i.e. Century Park II) includes two buildings which are 6,500 square feet and 8,400 square feet respectively, as well as related site improvements such as parking and landscaping.

VI. COMMUNITY DEVELOPMENT DEPARTMENT FOLLOW-UP REPORTS

- A. City Council Meetings**
- B. Future Planning Commission Meetings**
- C. Reports**

VII. PLANNING COMMISSION REPORTS

The purpose of these reports is to provide a forum for Planning Commissioners to bring forth their own ideas to the Commission. No decisions are to be made on these issues. If a Commissioner would like formal action on any of these discussed items, it will be placed on a future Commission agenda.

VIII. FUTURE PLANNING COMMISSION AGENDA ITEMS

Planning Commissioners will discuss and agree on items and/or projects to be placed on future Commission agendas for the purpose of updating the Commission on the progress of items and/or projects.

IX. ADJOURNMENT

Thank you for attending the meeting. The Planning Commission welcomes your interest and participation. If you want to speak on any item on the agenda, as directed by the Chairman, simply go to the lectern, give your name, address, sign in and speak on the subject. Please try to keep your remarks to a maximum of five minutes, focus on the issues before the Planning Commission and try not to repeat information already given to the Commission by a prior speaker. Always speak into the microphone, as the meeting is recorded on tape. It is the policy of the Commission not to begin consideration of a project after 10:00 PM. Such projects will be continued to the next meeting.

Materials related to an item on this Agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the Community Development Department during normal business hours.

**MINUTES OF THE
AUBURN CITY PLANNING COMMISSION MEETING
April 1, 2014**

The regular session of the Auburn City Planning Commission was called to order on April 1, 2014, at 7:27 p.m. by Chair Worthington in the Council Chambers, 1225 Lincoln Way, Auburn, California.

COMMISSIONERS PRESENT: Spokely, Vitas, Willick & Worthington

COMMISSIONERS ABSENT: Luebke

STAFF PRESENT: Will Wong, Community Development Director
Reg Murray, Senior Planner

I. CALL TO ORDER

II. APPROVAL OF MINUTES

October 16, 2012
December 18, 2012
February 5, 2013
February 19, 2013
August 6, 2013
October 1, 2013
December 17, 2013
February 4, 2014
February 18, 2014

III. PUBLIC COMMENT

None

IV. COMMISSION BUSINESS

A. Planning Commission Priorities Follow-up

Planner Murray summarized the Planning Commission's discussion of priorities from their hearing on February 4, 2014.

The Commission discussed their priorities and identified that the preparation of landscape guidelines is their priority over the development of hillside development guidelines.

Director Wong stated that he would provide the Commission with quarterly updates on the Community Development Department's work list.

V. COMMUNITY DEVELOPMENT DEPARTMENT FOLLOW-UP REPORTS

- A. City Council Meetings
None
- B. Future Planning Commission Meetings
None
- C. Reports
None

VI. PLANNING COMMISSION REPORTS

The purpose of these reports is to provide a forum for Planning Commissioners to bring forth their own ideas to the Commission. No decisions are to be made on these issues. If a Commissioner would like formal action on any of these discussed items, it will be placed on a future Commission agenda.

VII. FUTURE PLANNING COMMISSION AGENDA ITEMS

Planning Commissioners will discuss and agree on items and/or projects to be placed on future Commission agendas for the purpose of updating the Commission on the progress of items and/or projects.

VIII. ADJOURNMENT

The meeting adjourned at 7:40 p.m.

Respectfully submitted,

Reg Murray, Senior Planner



CITY OF AUBURN

Planning Commission – Staff Report

Meeting Date: May 20, 2014

Prepared by: Reg Murray, Senior Planner

**ITEM NO.
V-A**

ITEM V-A: VARIANCE – 270 GREENFIELD AVENUE (EVERETT GARAGE) – FILE VA 14-02.

REQUEST: The applicant requests approval of a Variance to allow for the placement of a 22' x 22' garage that encroaches up to 1'-6" into the required 20-foot front yard setback of the property located at 270 Greenfield Avenue.

MOTION FOR APPROVAL:

Adopt Planning Commission **Resolution 14-06 (Exhibit A)** approving the placement of a 22' x 22' garage that encroaches up to 1'-6" into the required 20-foot front yard setback; or as amended by the Planning Commission.

ALTERNATIVE MOTION (DENIAL):

Direct staff to amend Resolution No. 14-06 for denial of the Variance application, based upon substantial evidence presented at the public hearing; and, provide it for Planning Commission consideration at the next available meeting.

PROJECT INFORMATION:

Applicant: Keith Everett; 270 Greenfield Way; Auburn, CA 95603; (530) 823-6147

Owner(s): Keith Everett and Ann Bryant; 270 Greenfield Avenue; Auburn, CA 95603; (530) 823-6147

Location: 270 Greenfield Avenue (Attachments 1 & 2)

Assessor's Parcel Number: 003-072-013

Lot Size: ±12,779 square feet

Project Site:

Zoning: R1-10; Single-family residential (min. parcel size 10,000 s.f.)

Existing Land Use: Single-family dwelling

Surrounding Land Uses:

North: Single Family Residential

South:

Single Family Residential

East: Single Family Residential

West:

Single Family Residential

Surrounding Zone Districts:

North: R1-10

South:

R1-10

East: R1-10

West:

R1-10

BACKGROUND

The subject property at 270 Greenfield Avenue is located on the south side of Greenfield Avenue near its terminus (Attachment 1) and is developed with a single-family residence (Attachment 2). When originally constructed in 1936, the 2-bedroom, 1-bath residence included a 288 square foot garage. The house was subsequently modified in 1968 with the addition of a bedroom and a bathroom on the lower floor in the back of the house. The garage was later converted into a shop; however, the City has no record of the conversion.

The current property owner is now proposing to construct a 22' x 22' garage in the driveway in front of the shop (Exhibit B). The new garage will be connected to the house via a roof that provides a cover over the existing doorway to the shop (Exhibits C & D).

The property is located in the Single-family Residential (R1) zone district, which has a front setback requirement of 20'. Due to the size and placement of the new garage, the northeastern corner of the proposed garage will encroach into the front yard setback by ±18" (1' 6"). As a result, the property owner is requesting approval of the variance to allow the front corner of the garage to extend into the required front setback.

A letter explaining the applicant's request is provided as Attachment 3 and photographs of the property are provided with Attachment 4-6.

ANALYSIS:

In order to approve a Variance request, the Planning Commission is required to make the two following findings of fact:

1. *The granting of the variance will not be inconsistent with the limitations upon other properties in the vicinity and district in which the property is situated.*
2. *That because of special circumstances applicable to the subject property, including size, shape, topography, location, or surroundings, the strict application of the provisions of this chapter is found to deprive the subject property of privileges enjoyed by other properties in the vicinity in the same district.*

The findings above are supported by the following:

- The residence does not have a garage or covered parking. As noted, the original garage was converted previously by a former property owner. The applicant would like the ability to have a garage like other property owners in the area.
- It is not feasible to attach the garage to the residence. The property slopes down from the street to the house. As a result of this change in topography, and in order to maintain an appropriate slope in the driveway to the garage, the rear of the garage will be elevated above the elevation of the shop area (i.e. a 4.5' tall retaining wall will be constructed at the rear of the garage; see Exhibit C). In addition, the garage has been placed with

minimum separation to the house (Attachment 6) in order to maintain drainage around the garage and to allow access to the shop (i.e. the door to the shop faces the existing driveway).

- The resulting encroachment is minor. Only a small portion of the garage (i.e. the northeast corner) encroaches into the front yard setback, and the maximum encroachment is only 1' 6" (Attachment 5).
- The paved portion of the roadway along Greenfield Avenue does not extend to the full width of the right-of-way. As such, the effective setback of the corner of the garage to the paved roadway exceeds 20'.

The public hearing notice was published in the Auburn Journal on May 9, 2014 and hearing notices were mailed to all property owners within 500' of the subject property. As of the publication of this report, staff has not received any objections to the request in response to the hearing notices.

ENVIRONMENTAL DETERMINATION:

The Auburn Community Development Department reviewed this project for compliance with the California Environmental Quality Act (CEQA) and found it to be Categorically Exempt per Section 15303 (New Construction or Conversion of Small Structures) and 15305 (Minor Alterations in Land Use Limitations) of the CEQA Guidelines.

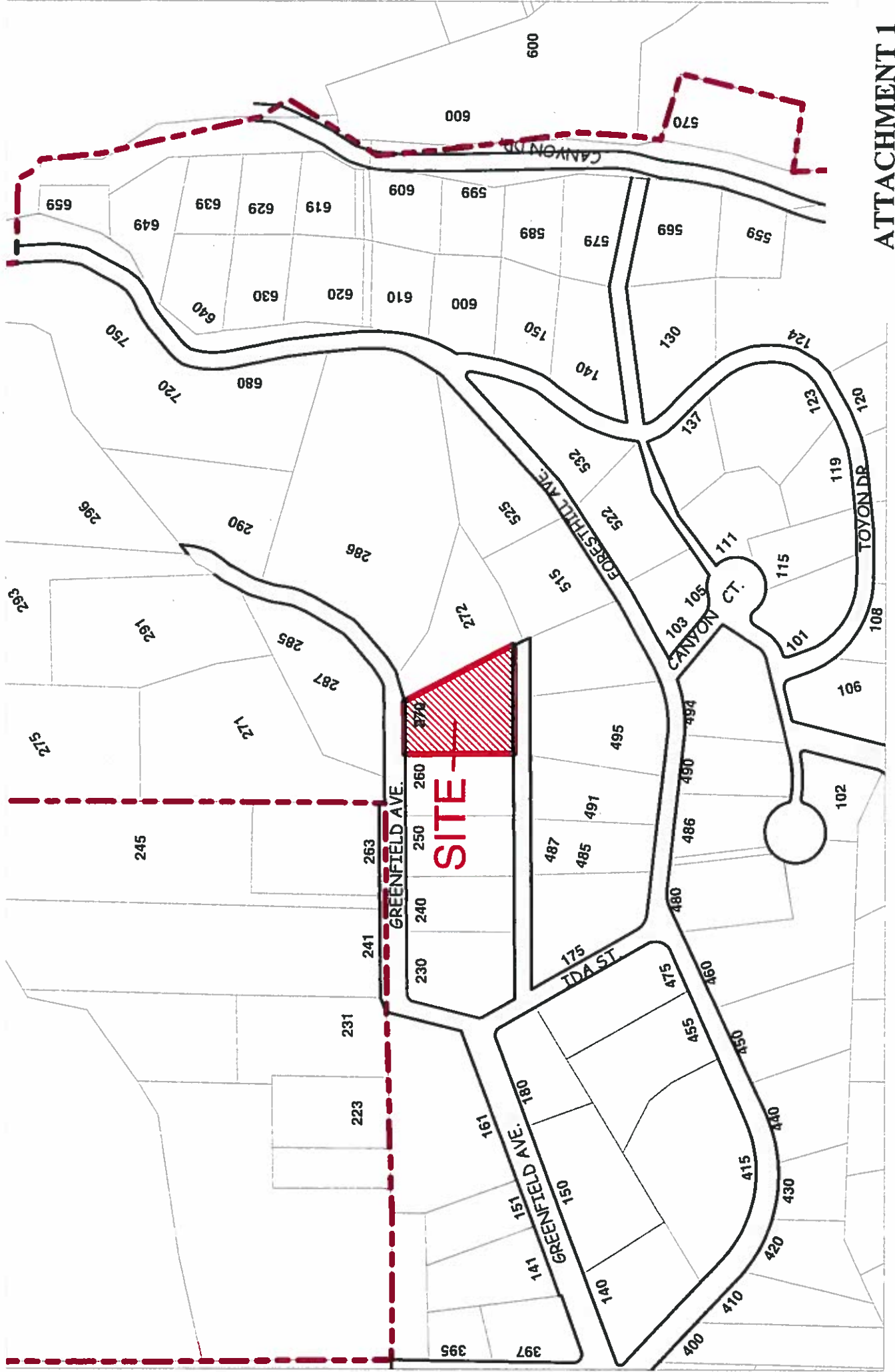
ATTACHMENTS:

1. Location Map
2. Aerial Photograph
3. Applicant letter
4. Photograph - driveway and shop (former garage)
5. Photograph - front setback line and proposed front garage footprint
6. Photograph – rear garage footprint

EXHIBITS:

- A. Planning Commission Resolution 14-06
- B. Site Plan (Sheet 1/3)
- C. Floor Plan (Sheet 2/3)
- D. Building Elevations (Sheet 3/3)

Vicinity Map - 270 Greenfield Ave



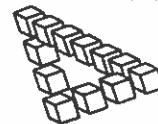
270 GREENFIELD AVENUE



Keith Everett Design & Drafting

270 Greenfield Ave.
Ph: 530-823-6147

Auburn, Ca. 95603-4410
Email: keitheverett@scbglobal.net



APRIL 17, 2014

ATTACHMENT 3

Dear Planning Commissioners and neighbors,

We are getting ready to build a 22' x 22' garage building on our property located at 270 Greenfield Ave. in Auburn. The existing structures on the lot include our home and a small (16' x 18') shop building, with a breezeway attaching the two. The structures date from 1936. The existing concrete driveway leads down to the shop building, so it is assumed that this was once a garage. At some point, the garage was converted into a shop by removing the garage door and adding a 3 foot wide 'man' door and window in the old garage door opening. Additionally, the shop was insulated and sheetrocked. The elevation change from the street level to the front of the shop building drops approx. 6 feet in the driveway length of 53 feet.

In my attempts to locate the new garage appropriately on the site, I find that the Northeast corner of the garage infringes into the front setback by 24". The reasons for putting the garage in this location are threefold:

1. The current water drainage from the front of the lot passes just in front of the shop building via an existing slot drain in the driveway. This drain system is best left in place.
2. I've kept a 5 foot minimum clearance between the proposed garage and the existing shop and house to provide continued access to both the shop and breezeway, which provides access to our kitchen and rear yard.
3. The proposed garage allows for a major reduction in the slope of the driveway from a 6 foot drop to less than 2 feet.

In light of these conditions, we have submitted a request for a variance to our front setback. As noted above, the proposed garage will infringe into the front setback by 24" (see the attached site plan). The distance from the street paving to the front of the proposed garage will be 24 feet on the short side and 30 feet on the longer side, providing more than enough area for 2 off street parking spaces.

If you have any questions, please feel free to call me.

Thank you for your consideration.....

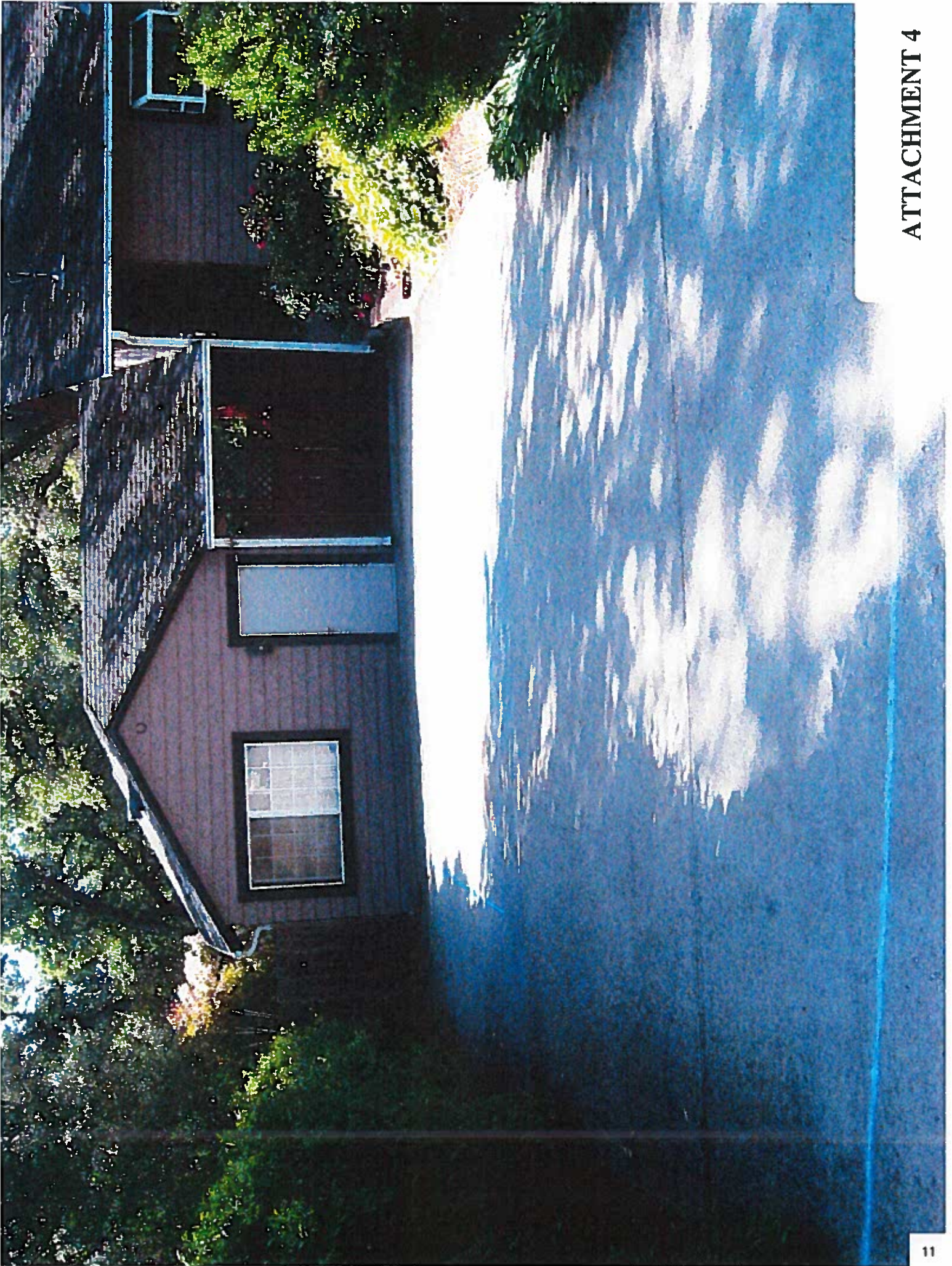
Respectfully submitted,

Keith Everett
530-823-6147

RECEIVED

APR 17 2014

COMMUNITY DEVELOPMENT
CITY OF AUBURN







PLANNING COMMISSION RESOLUTION NO. 14-06
EVERETT GARAGE VARIANCE (FILE: VA 14-02)

Section 1. The City of Auburn Planning Commission held a public hearing at its regular meeting of May 20, 2014, to consider a Variance request for the placement of a 22' x 22' detached garage within the required 20-foot front yard setback of the property located at 270 Greenfield Avenue.

Section 2. The City of Auburn Planning Commission has considered all of the evidence submitted into the administrative record which includes, but is not limited to:

1. Agenda report prepared by the Community Development Department for the May 20, 2014 Planning Commission meeting.
2. Site plan and project plans submitted by the applicant.
3. Staff presentation at the public hearing held on May 20, 2014.
4. Public comments, both written and oral, received and/or submitted at or prior to the public hearing, supporting and/or opposing the applicant's request.
5. All related documents received and/or submitted at or prior to the public hearing.
6. The City of Auburn General Plan, Zoning Ordinance, and all other applicable regulations and codes.

Section 3. In view of all of the foregoing information, the City of Auburn Planning Commission finds the following:

1. The Planning Commission, on the basis of the whole record before it (including the Environmental Determination and any comments received), finds that there is no substantial evidence that the project will have a significant effect on the environment and had determined that a Categorical Exemption is the appropriate level of environmental review in accordance with CEQA and the CEQA Guidelines. The Categorical Exemption reflects the lead agency's independent judgment and analysis.
2. All documents and materials relating to the proceedings for the Everett Garage Variance are maintained in the City of Auburn Community Development Department; 1225 Lincoln Way, Room 3; Auburn, CA 95603.
3. The granting of the variance will not be inconsistent with the limitations upon other properties in the vicinity and district in which the property is situated.
4. That because of special circumstances applicable to the subject property, including size, shape, topography, location, or surroundings, the strict application of the provisions of this chapter is found to deprive the subject property of privileges enjoyed by other properties in the vicinity in the same district.

Section 4. In view of all of the evidence and based on the foregoing findings and conclusions, the City of Auburn Planning Commission finds that the project is Categorically Exempt from the California Environmental Quality Act (CEQA) per Section 15303 (New Construction or Conversion of Small Structures) and 15305 (Minor Alterations in Land Use Limitations) of the CEQA Guidelines.

Section 5. In view of all of the evidence and based on the foregoing findings and conclusions, the City of Auburn Planning Commission hereby approves the Variance for the placement of a 22' x 22' detached garage within the required 20-foot front yard setback of the property located at 270 Greenfield Avenue, subject to the following conditions:

VARIANCE (FILE # VA 14-02):

1. The project is approved subject to Exhibits A-C on file in the Community Development Department. Minor modifications may be approved subject to review and approval by the Community Development Director.
2. The approval date for the variance is **May 20, 2014**. The variance shall be valid for a period of one (1) year and shall become null and void on **May 20, 2015** unless an extension is requested and granted from the Planning Commission.
3. The City has determined that City, its employees, agents and officials should, to the fullest extent permitted by law, be fully protected from any loss, injury, damage, claim, lawsuit, expense, attorneys fees, litigation expenses, court costs or any other costs arising out of or in any way related to the issuance of this use permit, or the activities conducted pursuant to this use permit. Accordingly, to the fullest extent permitted by law, the applicant shall defend, indemnify and hold harmless City, its employees, agents and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorneys fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, the issuance of this use permit, or the activities conducted pursuant to this use permit. Applicant shall pay such obligations as they are incurred by City, its employees, agents and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.

Section 6. In view of all the evidence and based on the foregoing findings and conclusions, the City of Auburn Planning Commission, upon motion by Commissioner _____ and seconded by Commissioner _____ hereby finds the project exempt from CEQA and approves the setback Variance for 270 Greenfield Avenue subject to the conditions listed above and carried by the following vote:

AYES:

NOES:

ABSENT:
ABSTAIN:

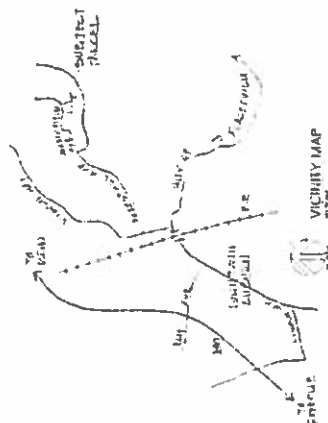
PASSED AND ADOPTED this 20th day of May, 2014.

Chair, Planning Commission
of the City of Auburn, California

ATTEST:_____
Community Development Department

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A hand-drawn map showing a large rectangular plot of land, possibly a farm or estate, divided into several smaller sections by dashed lines. The map includes numerous handwritten notes and labels. At the top left, there's a note "CITY OF PHOENIX". Below it, "SHEPHERD'S CREEK" is written. To the right, "MOUNTAIN VIEW" is noted. In the center, "SHEPHERD'S CREEK" appears again. On the bottom left, "SHEPHERD'S CREEK" is written vertically. At the bottom right, "SHEPHERD'S CREEK" is written horizontally. There are also some numbers and other small markings scattered throughout the map, such as "100 ft" and "200 ft". The map is oriented with a north arrow pointing towards the top right corner.

[illegible]

06/30	2019	SALES	100.00	100.00
07/01	2019	SALES	100.00	200.00
07/02	2019	SALES	100.00	300.00
07/03	2019	SALES	100.00	400.00
07/04	2019	SALES	100.00	500.00
07/05	2019	SALES	100.00	600.00
07/06	2019	SALES	100.00	700.00
07/07	2019	SALES	100.00	800.00
07/08	2019	SALES	100.00	900.00
07/09	2019	SALES	100.00	1000.00
07/10	2019	SALES	100.00	1100.00
07/11	2019	SALES	100.00	1200.00
07/12	2019	SALES	100.00	1300.00
07/13	2019	SALES	100.00	1400.00
07/14	2019	SALES	100.00	1500.00
07/15	2019	SALES	100.00	1600.00
07/16	2019	SALES	100.00	1700.00
07/17	2019	SALES	100.00	1800.00
07/18	2019	SALES	100.00	1900.00
07/19	2019	SALES	100.00	2000.00
07/20	2019	SALES	100.00	2100.00
07/21	2019	SALES	100.00	2200.00
07/22	2019	SALES	100.00	2300.00
07/23	2019	SALES	100.00	2400.00
07/24	2019	SALES	100.00	2500.00
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02/14	2020	SALES	100.00	23000.00
02/15	2020	SALES	100.00	23100.00
02/16	20			



STRENGTH OF MATERIALS	
PLATE THICKNESS 43 mm	POPULATION 10 Pops
BASIC WIND SPEED 89 mph	WIND DIRECTION 2
DESIGN WIND CATEGORY D	BOSS SET CLASS C
DESIGN WIND SPEED 132.5 mph	

[illegible]

EXHIBIT B

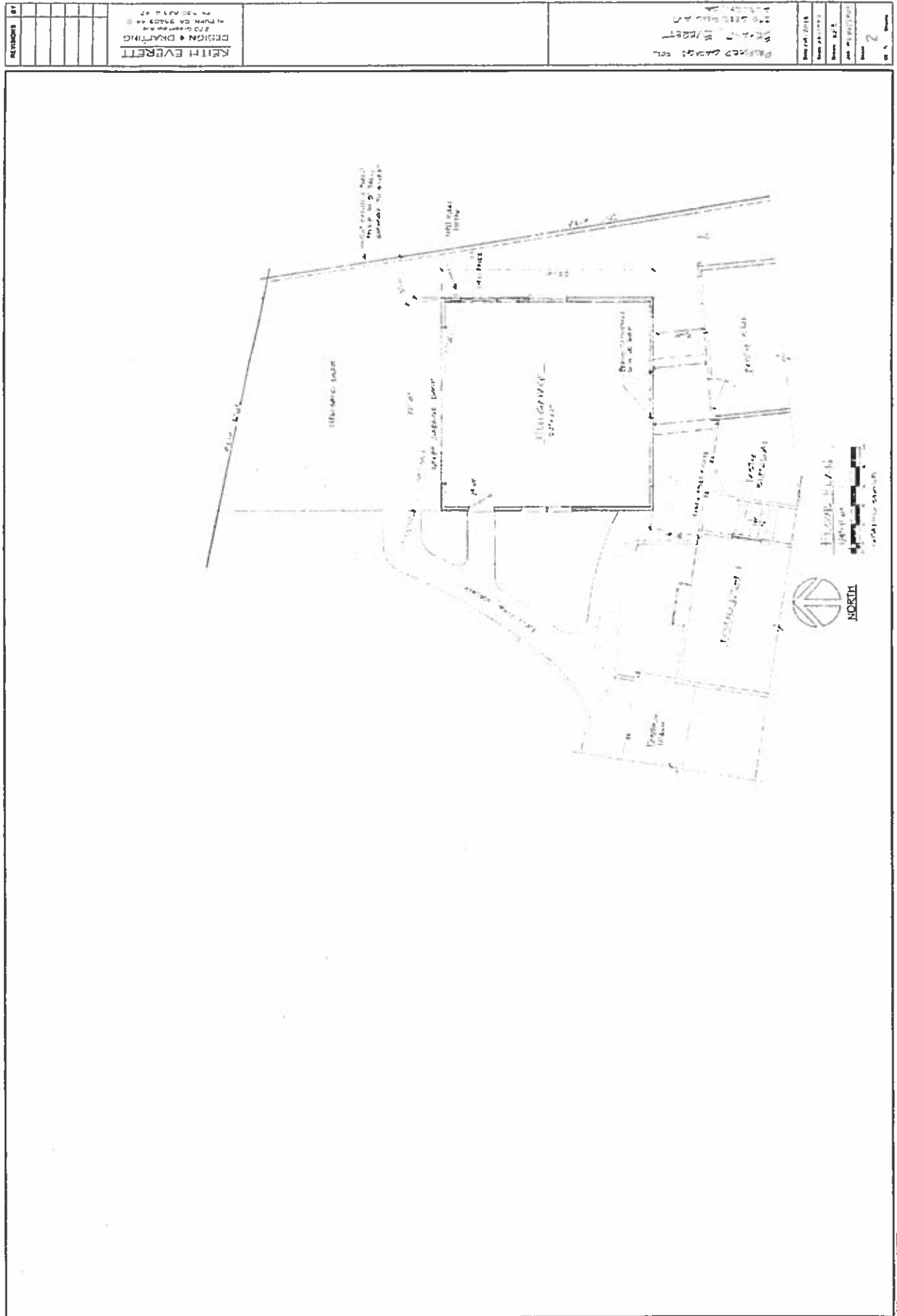
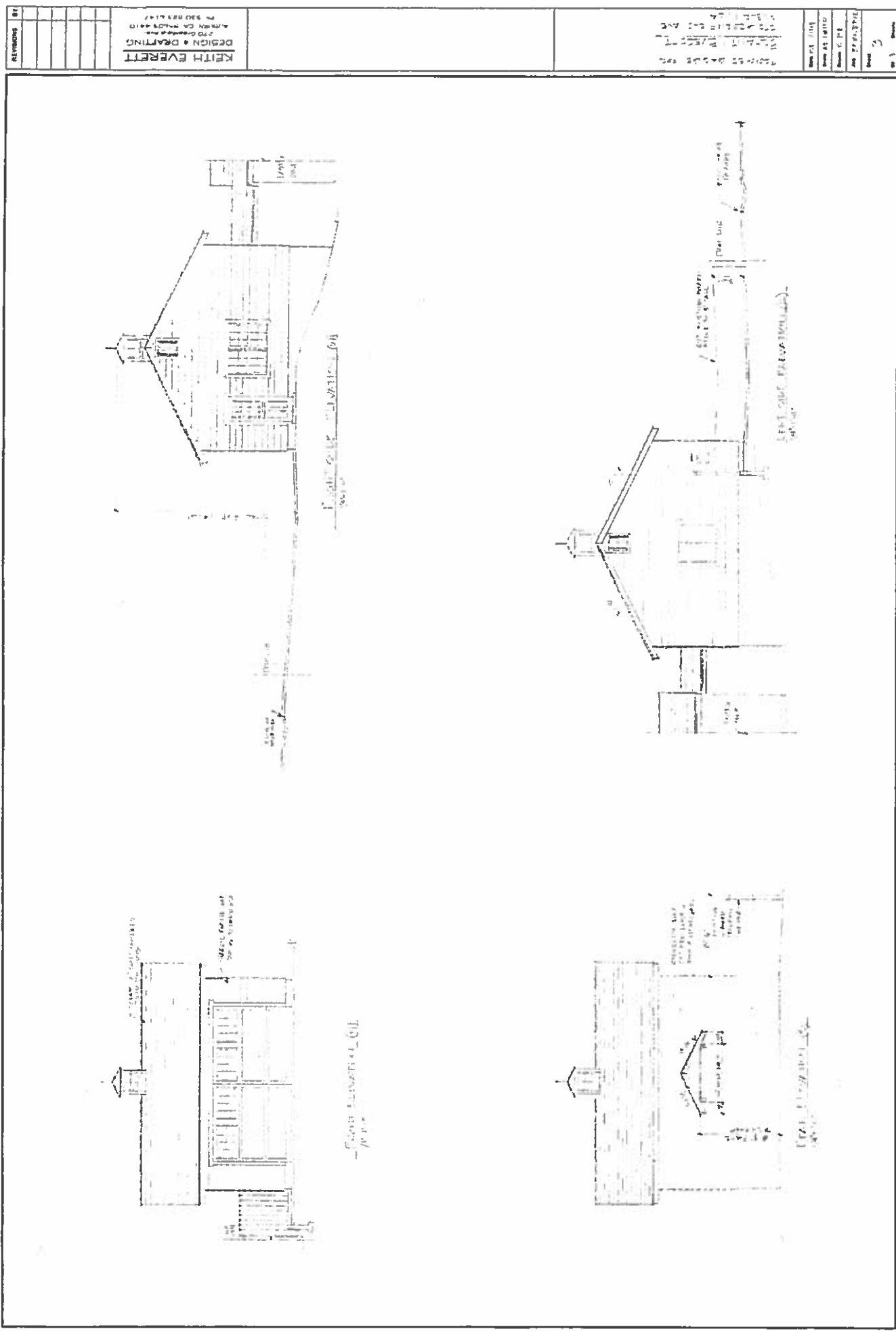


EXHIBIT D





CITY OF AUBURN

Planning Commission – Staff Report

Meeting Date: May 20, 2014

Prepared by: Reg Murray, Senior Planner

**ITEM NO.
V-B**

ITEM V-B: DESIGN REVIEW PERMIT– 12800 & 12806 EARHART AVENUE (CENTURY PARK II) – FILE# DRP 14-1.

REQUEST: The applicant requests approval of a Design Review Permit to construct two industrial/office buildings in the Auburn Airport Industrial Park. The industrial development (i.e. Century Park II) includes two buildings which are 6,500 square feet and 8,400 square feet respectively, as well as related site improvements such as parking and landscaping.

RECOMMENDED MOTION:

- A. Move to approve Planning Commission Resolution 14-05 for the Century Park II industrial/office project (File DRP 14-1) as provided with Exhibit A (or as modified by the Planning Commission).

ALTERNATIVE MOTION (DENIAL):

- B. Move to direct staff to amend Resolution 14-05 for denial of the application and provide it for the Planning Commission's consideration at the June 3, 2014 meeting.

BACKGROUND:

Applicant: Keith Estes, 12820 Earhart Avenue; Auburn, CA 95602; Phone (530) 823-1004

Location: 12800 & 12806 Earhart Avenue (Attachments 1 & 2)

Assessor's Parcel Number: 052-010-029

Lot Size: 1.19 acres

Project Site:

Zoning: Airport Industrial w/ Design Control (AI-DC)

General Plan: Industrial/Public (IND/P)

Land Use: Vacant

Surrounding Land Uses:

North: Industrial Office development

East: Industrial Office development

South: Industrial Office development

West: Industrial Office developments

Surrounding Zone Districts:

North: AI-DC

South: AI-DC

East: AI-DC

West: AI-DC

REVIEW & ANALYSIS:

The Planning Commission approved a Design Review Permit for the Century Park II project on December 1, 2009. The applicant (Keith Estes) was not able to move forward with the project at that time and the approval expired on December 1, 2011. The applicant is now interested in moving forward with the project and has reapplied for the previously approved project.

The project was reviewed by the Airport Land Use Commission (PCALUC) in 2009 and found to be consistent with the airport land use plan. Since the current project proposal is unchanged from the 2009 approval, the ALUC did not require additional review.

The City has reviewed the request for Century Park II and has the following comments and requirements for the Design Review Permit:

Design Review

Project Area –

The Century Park II development is located within the Auburn Airport Industrial Park (Attachment 1). The project site is the last remaining vacant lot in what was a larger development; the property to the east of the project site is also leased by the applicant.

Exhibit B identifies existing and proposed lease lines on the eastern limits of the property. The project approved in 2009 included a condition requiring an adjustment to the eastern leasehold boundary line consistent with the lease line shown as the “proposed lease line.” The intent was to insure that parking spaces serving the adjacent lot to the east were situated entirely on that adjacent lot. Although the applicant has not amended the site plan information, the applicant did process an adjustment to the eastern lease line that satisfied the condition of approval; as such, the condition will not be included with this project’s conditions of approval (Exhibit A).

Phasing –

The applicant has indicated that the project will be constructed in two (2) phases, beginning with construction of Building A and the related site improvements (e.g. parking, access, utilities).

Design Guidelines –

The project includes the construction of two office/industrial buildings as well as various site improvements such as parking and landscaping (Exhibits B & C). Development of the center must comply with the Airport Industrial Park design standards.

The project generally complies with these guidelines, however, there are deviations from the guidelines regarding front, side and rear setbacks. The design standards require a front setback of 60 feet and side and rear setbacks of 15 feet. As demonstrated on the site plan (Exhibit B), the front setback for Building A is 54.2 feet, the side setback east of Building B is 13.5 feet, and the rear setback south of Building B is 13.5 feet. The applicant has expressed that the

terrain of the property and the standardized structural dimensions of these types of prefabricated buildings prevent compliance with the setback standards. Approval of this entitlement will include these proposed deviations to the development standards.

Access –

Phase 1 (Building A) will have two-way access to Earhart Avenue via a new 26' wide driveway near the northeast corner of the site. Access will also be available to the existing drive aisle to the west; this includes a one way egress only drive aisle on the north side of the building and a two-way drive aisle on the south side of the building. A "One Way" sign and a "Do Not Enter" sign will be provided at the entry and exit points, respectively, of the drive aisle north of Building A (Condition 4.a). Phase 2 (Building B) will be served by two points of access to the existing drive aisle on the adjoining property to the west (Exhibit B). The Placer County Fire Department reviewed all proposed access and determined that the project meets or exceeds their requirements.

As noted above, an existing north/south drive aisle on the property to the west of the project site provides project access to Earhart Avenue. Since this access is provided by the adjacent lease hold, the applicant will need to enter into a City-approved lease agreement with the adjacent leaseholder (Armstrong) to insure proper access for this project (Condition 3).

Improvements -

The project frontage along Earhart Avenue currently includes curb and gutter improvements. No sidewalk is required with this project as no sidewalk has been provided along the Earhart Avenue frontage for other lots within the Airport Industrial Park. A new driveway will be constructed onto Earhart Avenue to the northeast of Building A.

Grading –

The grading plan is provided with the project plans (Exhibit B). Grading activities are limited as the site has previously been rough graded. Minimal grading will be required to set building pads and site infrastructure. The developer estimates earthwork consisting of 900 cubic yards of cut and 825 cubic yards of fill, for a net export of 75 cubic yards. Due to the change in elevation between Buildings A and B, a keystone retaining wall will be constructed to the north and east of Building B. At peak height, the retaining wall will be ±4.67 feet tall.

Drainage –

The north parking lot of Building A captures drainage with a "V" ditch which directs runoff westward. This connects to a new six inch storm drain which in turn connects to an existing storm drain. The existing storm drain transports the drainage to the southwest portion of the lot. The remainder of the drainage will be sheet flow to the west.

The drainage to the east and north of Building B will be collected by an infiltration ditch and transported to the west where it then connects to a new six inch storm drain. This new storm drain transitions in the parking lot to an existing storm drain and is transported to the south.

The drainage to the west of Building B is collected by a “V” ditch and transported to an existing storm drain inlet near the southern lot line.

Services –

All services are available to the project site. Sewer service will be provided by Placer County, water service will be provided by the Placer County Water Agency (PCWA) and gas and electric service will be provided by Pacific Gas & Electric (PG&E).

Refuse – Buildings A and B will each have a refuse enclosure. The enclosure for Building A is proposed at the southeast corner of Phase 1, while the enclosure for Building B is located in the south western portion of Phase 2. The enclosures are conditioned to be constructed of materials that are consistent with the main buildings (Condition 7.b).

As noted previously, the site plan has not been amended to accurately reflect the alignment of the eastern property. As a result, the refuse enclosure proposed for Phase 1 would project across the eastern property line and onto the property to the east. To eliminate this conflict, the applicant is proposing to reorient the enclosure to face north and move it to the southern end of the north/south drive aisle east of Building A (Condition 7.b.v).

Refuse service to the project will be provided by Recology Auburn. They reviewed the project plans and determined that the 11’ wide opening proposed for the trash enclosure (see detail; Exhibit B) is not sufficient to provide access to the service bins within the enclosure. Condition 7.b.iv requires that the applicant amend the enclosure detail to provide a 14’ wide opening instead of the 11’ opening.

Parking –

Based on the project design and anticipated uses, Building A is required to have seven spaces while Building B is required to have nine spaces. The site design for Buildings A and B provides seven and 11 spaces, respectively, and complies with the parking requirement.

Landscaping –

The landscape plan is provided with Exhibit D and identifies the various planting areas for both buildings. Key features include the 15’ planter along the frontage of Earhart Avenue, ten (10) Red Oak trees planted on the slope between Buildings A and B, and the Hollywood Juniper lining the perimeter of Building B.

Architectural Plans –

Buildings A and B are both prefabricated metal buildings. Building A is 130 feet by 50 feet totaling 6,500 square feet, and Building B is 120 feet by 70 feet totaling 8,400 square feet. Elevations of the buildings are provided with Exhibit C; site context information is provided with Attachment 3.

The North elevation of Building A, which faces Earhart Avenue, will consist of insulated panels finished with beige colored stucco. A manufactured “Cultured Stone” veneer will be

provided at the base of the façade. Metal awnings will be placed over the store front doors and will be “fern green” color. The fascia trim will also be fern green. The east, west and south elevations will consist of “Reverse R” paneling which will be beige as well. Other features of the buildings include roll-up metal doors and a parapet roof.

Building B contains many of the same architectural features of Building A. The western building façade will have a beige stucco finish with the same “Forest Green” metal awnings, fascia trim and manufactured stone veneer. The north, south and east elevations are “Reverse R” beige paneling with no windows or doors. The building also includes a pitched roof and three (3) roll-up steel doors facing the parking lot (i.e. western façade).

The airport design standards note that the use of metal buildings is discouraged without the use of complimentary masonry, wood facing, or special design. In response to this requirement, the developer is proposing the veneer wainscot and stucco finish on the north elevation of Building A and the west elevation of Building B.

Roof equipment – The City’s typical requirement is that all roof-top (e.g. HVAC) equipment should be screened from public view. Condition 6.c requires proper screening to the satisfaction of the Community Development Department.

Lighting –

The project plans illustrate that pole lights and wall-mounted fixtures will be provided. Attachment 4 illustrates the fixture details. The project will be required to comply with the lighting standards of the Building Code and demonstrate compliance at the time of building permit. Glare shields will be required as necessary to minimize off-site glare.

ENVIRONMENTAL DETERMINATION:

The Auburn Community Development Department reviewed this project for compliance with the California Environmental Quality Act (CEQA) and found it to be Categorical Exempt per Section 15332 (In-Fill Development Projects) of the CEQA Guidelines.

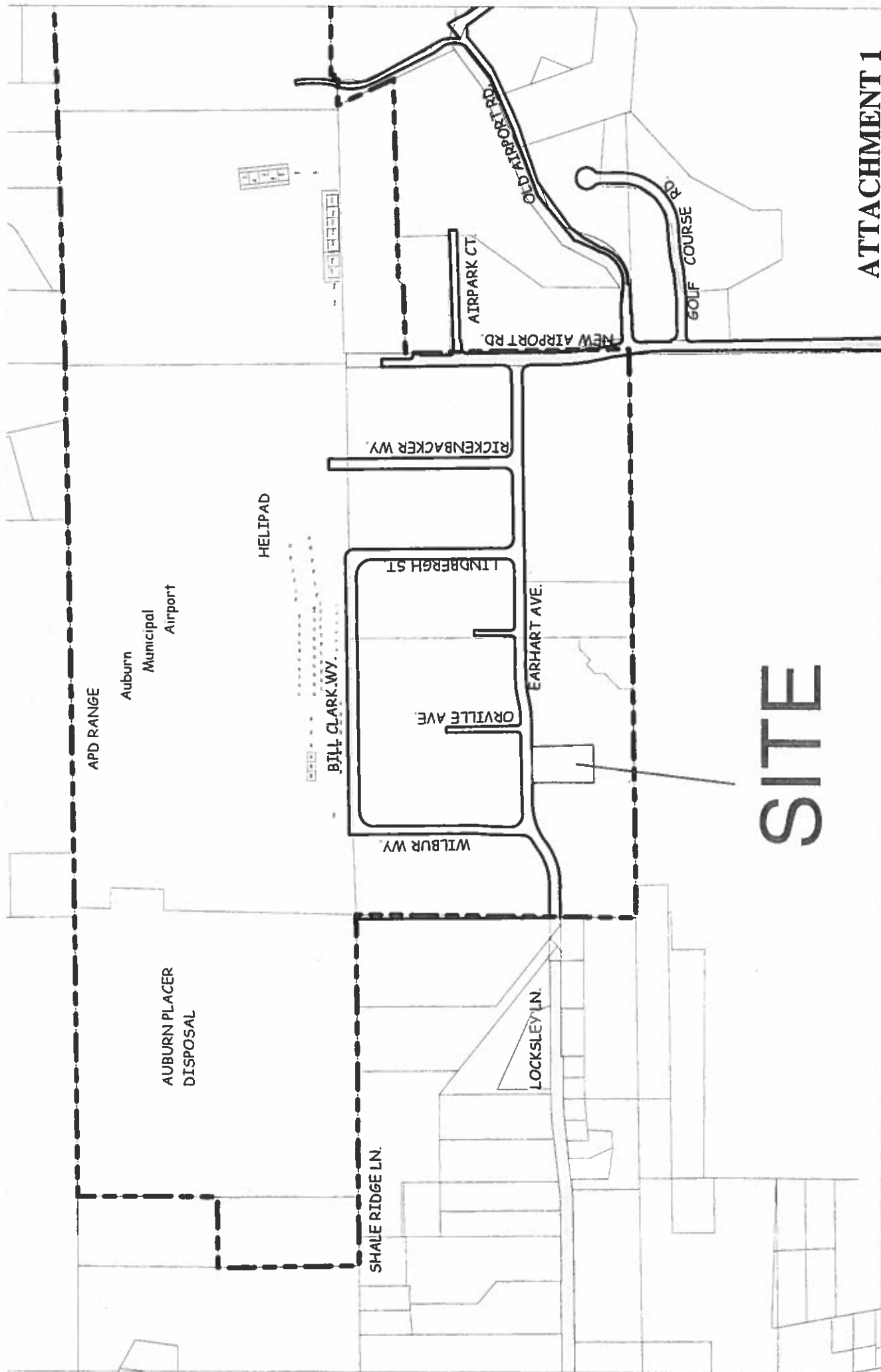
ATTACHMENTS

1. Vicinity Map
2. Aerial Photograph
3. Site Context information
4. Light fixture details

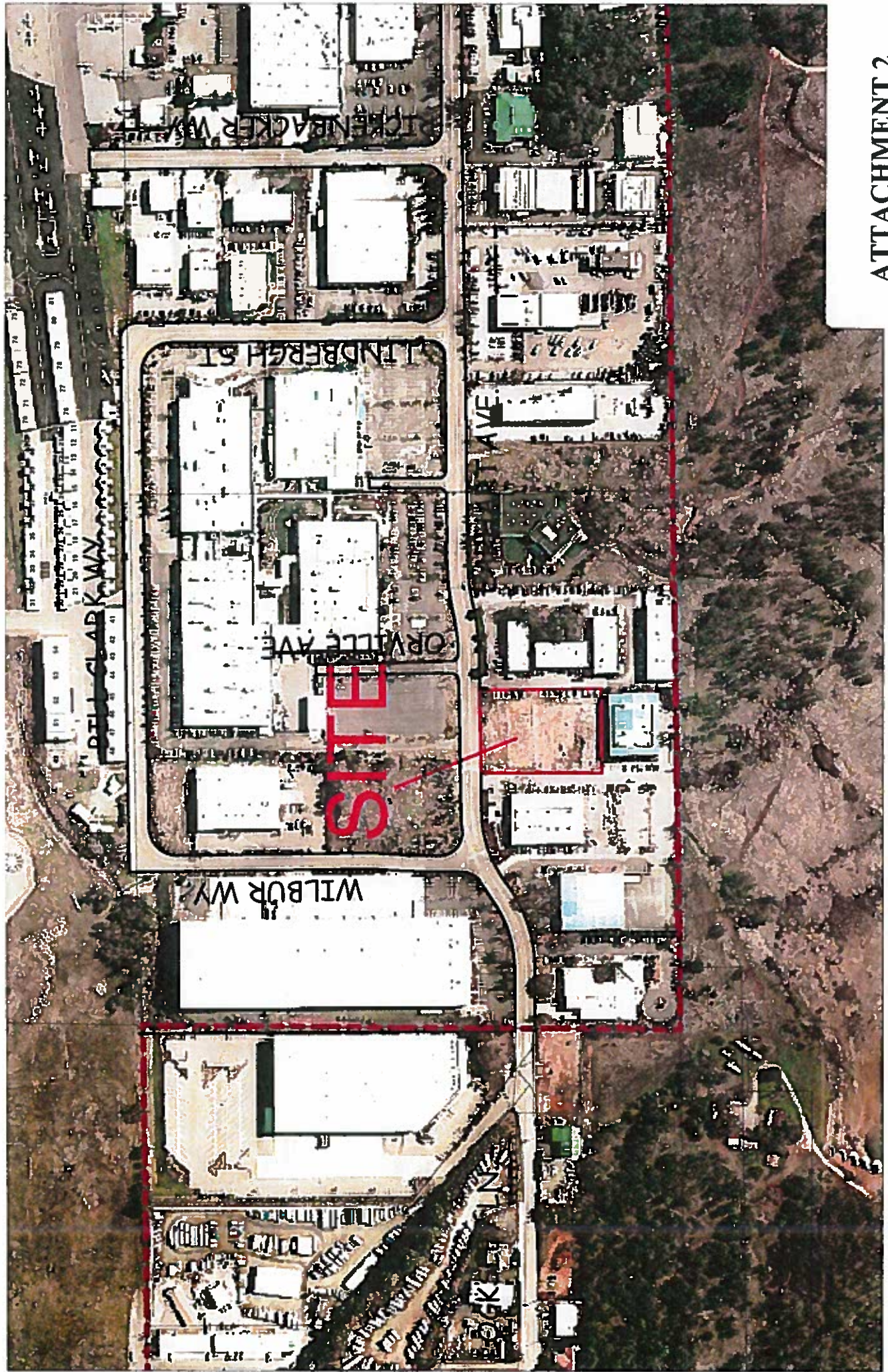
EXHIBITS

- A. Resolution 14-05
- B. Project Plans – Site Plan + Grading/Utility Plan + Sections/Details
- C. Building Elevations
- D. Landscape Plans

12800 Earhart Avenue



12800 Earhart Avenue



Century Park Phase II

Existing building East side of project-Century Lighting



Existing building West side of project-Armstrong Technology



Existing building South side of project- Quality Metal Fabrication



Century Park Phase II

Existing building East side of project-Century Lighting



Existing building West side of project-Armstrong Technology



Existing building South side of project-Quality Metal Fabrication



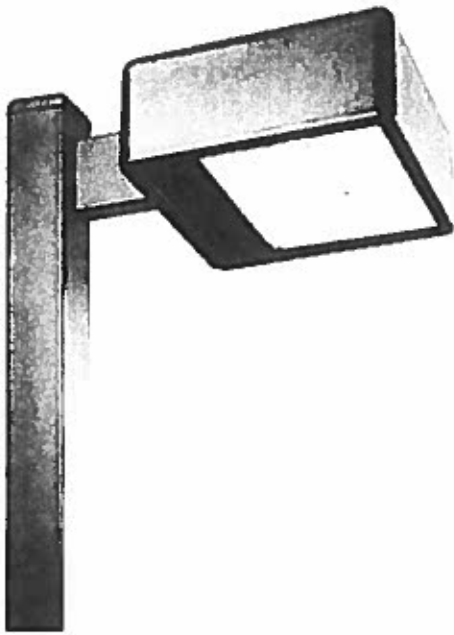
Century Park Phase II

Site lighting specifications

Parking lot lighting

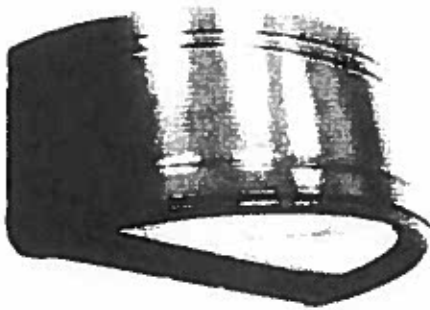
Poles: 25' tall 4" square 4" steel bronze color

Fixtures: 16" square Area cut off Dark Sky optic design 320w Metal halide lamp



Building lighting

Round wall mount fixture cut off Dark Sky optic design bronze color 150w Metal halide lamp



PLANNING COMMISSION RESOLUTION NO. 14-05
CENTURY PARK II (12800 & 12806 EARHART AVENUE)
FILE DRP 14-01

Section 1. The City of Auburn Planning Commission held a public hearing at its regular meeting of May 20, 2014 to consider approval of Design Review Permit (File DRP 14-1) to construct Century Park II in the Auburn Airport Industrial Park. The industrial office development includes two buildings which are 6,500 square feet and 8,400 square feet respectively, as well as related site improvements such as parking and landscaping.

Section 2. The City of Auburn Planning Commission has considered all of the evidence submitted into the administrative record which includes, but is not limited to:

1. Agenda report prepared by the Community Development Department for the May 20, 2014, meeting.
2. Site photographs and construction details submitted for the project.
3. Staff presentation at the public hearing held on May 20, 2014.
4. Public comments, both written and oral, received and/or submitted at or prior to the public hearing, supporting and/or opposing the applicant's request.
5. All related documents received and/or submitted at or prior to the public hearing.
6. The City of Auburn General Plan, Zoning Ordinance, and all other applicable regulations and codes.

Section 3. In view of all of the evidence and based on the foregoing findings, the City of Auburn Planning Commission finds the following for the reasons stated in the staff report presented to the Commission on May 20, 2014.

The Findings of Fact for the Century Park II Categorical Exemption are as follows:

1. The Planning Commission, on the basis of the whole record before it, finds that the project qualifies for a Categorical Exemption in accordance with Section 15332, Class 32 – In fill developments meeting the conditions described below:
 - a. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
 - b. The proposed development occurs within city limits on a project site of not more than five acres substantially surrounded by urban uses.
 - c. The project site has no value as habitat for endangered, rare, or threatened species.
 - d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
 - e. The site can be adequately served by all required utilities and public services.
2. The Planning Commission finds that the project meets the aforementioned standards and there is no substantial evidence that the project will have a significant effect on the

environment. The Categorical Exemption reflects the lead agency's independent judgment and analysis.

3. All documents and materials relating to the proceedings for the Century Park II project are maintained in the City of Auburn Community Development Department; 1225 Lincoln Way, Room 3; Auburn, CA 95603.

Section 4. In view of all of the evidence and based on the foregoing findings and conclusions, the City of Auburn Planning Commission hereby adopts the Categorical Exemption prepared for the Century Park II Design Review Permit.

Section 5. In view of all of the evidence and based on the foregoing findings and conclusions, the City of Auburn Planning Commission hereby approves the Design Review Permit for Century Park II (DRP 14-01) subject to the following conditions:

DESIGN REVIEW CONDITIONS:

1. This project is approved as shown with **Attachment 4 and Exhibits A-D** on file in the Community Development Department. Minor modifications may be approved subject to review and approval by the Community Development Director and the Director of Public Works. (CDD, PW)
2. The approval date for this project is **May 20, 2014**. This project is approved for a period of two (2) years and shall expire on **May 20, 2016** unless the project has been effectuated or the applicant requests a time extension that is approved by the Auburn Planning. (CDD)
3. Prior to the issuance of a building permit, the applicant shall amend the Estes and Armstrong leases to the satisfaction of the City to insure that reciprocal access is provided between the Estes and Armstrong leaseholds.
4. Site Plan -
 - a. A "One Way" sign and a "Do Not Enter" sign shall be provided for the drive aisle north of Building A.
5. Landscape Plans - Landscape plans shall be provided with the building plans or improvement plans and shall include the following:
 - a. Not less than 3% of the gross area of the parking lot shall be provided as landscaping.
 - b. At least 5% of the gross area of the project shall be provided for landscaping.
 - c. The parking lot shall provide a minimum fifty percent canopy cover at maturity.
 - d. Perimeter tree plantings shall comply with the spacing requirements of the ordinance (i.e. 20' on center).
 - e. At least 50% of the landscape plantings shall be provided as evergreen materials.

6. Building Plans - The building elevations shall be modified to include the following:
 - a. Building A - The color of the "Reverse R" paneling located on the east, west and south elevations shall match the color of the stucco finish located on the north elevation.
 - b. Building B - The colors of the "Reverse R" paneling located on the north, east and south elevations shall match the color of the stucco finish located on the west elevation.
 - c. All roof equipment shall be screened to the satisfaction of the Community Development Department.
7. Plans shall be revised, as necessary, to reflect the following:
 - a. All trash and storage areas, mechanical equipment, and all other building appurtenances (i.e. utility meters, electrical boxes, air conditioners, fire sprinkler backflow valves, etc.) shall be screened from public view and adjacent properties. Roof-mounted screens and vents shall be compatible with the final roof materials and colors. Roof equipment on the building shall be completely screened by the roof and parapet elements of the building design. Details shall be shown on the final construction and/or landscape plans. (CDD)
 - b. Refuse enclosures shall be designed to the following standards (CDD):
 - i. The enclosure shall be six feet in height;
 - ii. The enclosure shall be constructed of materials and colors consistent with the main building(s); and
 - iii. The enclosure shall include solid metal gates.
 - iv. The refuse enclosure detail shall be amended to replace the 11' wide opening with a 14' wide opening.
 - v. The refuse enclosure serving Building A shall be reoriented to face north and moved to the southern end of the north/south drive aisle east of Building A.
 - c. All proposed walls and fencing shall be shown on the improvement plans. Colors and materials for all walls and fencing shall be subject to review and approval by the Community Development Department. All retaining walls shall be split-face block (or acceptable alternative) with colors complementary to the building color scheme. (CDD)
8. Lighting –
 - a. Project lighting shall comply with the requirements of the Building Code.
 - b. Lighting details shall be provided for all freestanding lights and wall lights.
 - c. Exterior lighting shall be designed and installed in a manner that will not direct light or glare onto adjoining properties and streets.
 - d. Glare shields shall be installed to direct light downward as necessary. (CDD)
9. The City has determined that City, its employees, agents and officials should, to the fullest extent permitted by law, be fully protected from any loss, injury, damage, claim,

lawsuit, expense, attorneys fees, litigation expenses, court costs or any other costs arising out of or in any way related to the issuance of this use permit, or the activities conducted pursuant to this use permit. Accordingly, to the fullest extent permitted by law, the applicant shall defend, indemnify and hold harmless City, its employees, agents and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorneys fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, the issuance of this use permit, or the activities conducted pursuant to this use permit. Applicant shall pay such obligations as they are incurred by City, its employees, agents and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.

10. The building addresses shall be as follows:
 - a. Bldg A – 12800 Earhart Avenue
 - b. Bldg B – 12806 Earhart Avenue
 - c. Suite numbers for each building shall range from 100-199 (Bldg)
11. Prior to the issuance of a building permit, the applicant shall record an airport impact disclosure notice with the County Recorder's office. The airport impact disclosure notice shall be in accordance with the Placer County Airport Land Use Compatibility Plan approved to the satisfaction of the Community Development Department.

FIRE DEPARTMENT CONDITIONS (Placer County Fire)

12. Mitigation Impact Fees for Placer County Fire; CSA 28, Zone 193 shall be paid prior to building permit issuance.
13. All civil and commercial building plans shall be reviewed and approved by Placer County Fire.
14. All fire system plans shall be reviewed and approved by Placer County Fire.

Plan Submittal and Permit

15. Plans shall be submitted to the fire department for approval prior to any work on the project.
16. All applicable fire department fees and permits are to be paid in full as a condition of approval.

Access to Structures

17. Access roadways shall extend to within 150 feet of all portions of the exterior walls of the first story of the structure.
18. Fire access roads shall be designed to provide an all weather driving surface. The access road shall be constructed to the following requirements subject to the approval of the Public Works Department:
 - a. Grades shall not exceed 15% except upon review and approval by the Fire and Public Works Departments.
 - b. Fire access roads shall be a minimum of 26 feet with no parking. Commercial and multi residential buildings 30 feet or greater in height require a minimum 26 feet access with no parking for aerial apparatus operation. Signage shall be provided as applicable which may include posted signs and or red curbing.
 - c. At least 15 ft. of vertical nominal clearance shall be provided over the full width of the roads, driveways, and other means of vehicular access.
 - d. A fire access that exceeds 150 feet shall provide a turnaround for fire apparatus. The turnaround shall be designed and located to the satisfaction of the Fire Department and shall be in service during construction.

Parking/Fire Lanes

19. No parking is permitted on roadways used for emergency access when the road is 26' wide.
20. "No Parking" signs or other designation indicating that parking is prohibited shall be provided at all fire lanes and roads used for fire access.
21. All improvements, including paving and maintenance of restricted access ways, shall be performed to the satisfaction of the Fire Department and the Director of Public Works. Access shall be continuously maintained during the building construction period and required fire lanes shall be maintained in an unobstructed manner and subject to inspection by the Fire Department.

Signs and Premises Identification:

22. Premise identification for new buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. Commercial and Multi-residential buildings are to have 12" address numbers posted on the frontage side of the building and will require the numbers to contrast with their background.
23. Address numbers shall be Arabic numerals.

Fire Department Rapid Entry System:

24. Structures that are required to have a fire alarm system, standpipe or sprinkler systems shall provide a public safety keybox system for fire department use. The keybox shall

contain keys for emergency access, alarm box, fire alarm room, electric rooms, and any other key necessary for emergency entry.

25. To obtain local fire department authorization to purchase a "Key Box" the property owner or his/her authorized representative shall request the necessary order form from the fire department.
26. The property owner shall install the keybox at a pre-approved location on the premises.

Fire Extinguishers:

27. Fire extinguishers shall be provided for the protection of the building structure and the occupancy hazards within. Fire extinguishers shall be provided in accordance with the applicable fire code.

Water Supply:

28. An approved water supply capable of supplying the required fire flow shall be provided to all buildings or portions of buildings hereafter constructed and become occupied.
29. Fire hydrants shall be provided to deliver the water supply in accordance with the applicable fire code.
30. Water flow information shall be verified through Placer County Water Agency. Water supply mains for fire protection systems shall be installed in accordance with the requirements of the Placer County Water Agency.

Fire Flow Requirements:

31. Minimum fire flow requirements shall be in accordance with the Uniform Fire Code. Minimum fire flow for a commercial or multi-residential building is 1500 gallons per minute (GPM) measured at 20 pounds per square inch (PSI)

Fire Hydrant:

32. Fire Hydrants shall comply with the following standards:
 - a. Hydrant spacing shall be in accordance with the Uniform Fire Code.
 - b. Maximum distance to any fire hydrant shall not be greater than 250 feet.
 - c. When hydrants are required, driveway/road widths shall be 26 feet (26') for a linear distance of 25 feet on both sides of the hydrant.
 - d. When access, fire lanes, or cul-de-sac depth exceed 450 feet (450'), hydrants shall be required mid-depth.
 - e. Hydrants shall be clearly identified with a blue reflective marker located 6 to 8 inches (6" to 8") from center of street or road way toward hydrant.
 - f. Curbing in front of hydrants shall be painted red 7 feet 6 inches (7'-6") on each side of hydrant.

- g. Hydrant shall have a minimum of one 4-1/2 inch discharge port and two 2-1/2 inch discharge ports. Each discharge port shall face traffic lane unless otherwise specified.
- h. The center of the 4-1/2 inch discharge port shall not be lower than 18 inches or higher than 30 inches above final grade.
- i. A concrete splash pad is required and shall be 3 feet by 3 feet square.

Fire Sprinkler System:

- 33. Automatic fire extinguishing systems shall be required when any commercial or multi-residential structure exceeds 3600 square feet of total floor area. Approved automatic sprinkler systems shall be as set forth in NFPA 13, NFPA 13D, NFPA 13R, or other NFPA Publications as applicable.

Fire Department Connection (FDC) - (Fire sprinkler system)

- 34. Fire Department Connection (FDC) shall be on the street side of buildings and shall be located and arranged so that hose lines can be readily and conveniently attached to the inlets without interference from any nearby objects, including buildings, fences, post or other Fire Department Connections.
- 35. Hose connections shall be equipped with standard caps, properly secured and arranged for easy removal. Fire Department Connection shall be no more than 40 feet (40') from a fire hydrant. Additional fire hydrants may be required depending on the location of the fire department connection for the building.

Fire Alarm System:

- 36. Every automatic fire sprinkler system shall be equipped with an alarm system. The system shall consist of a water flow switch, valve tampering switch(s), audible warning device(s) and supervised by a central fire alarm station. Based on occupancy, additional alarm devices/systems may be required to provide audible and visual warning, manual activations, and smoke and heat detection.
- 37. An occupancy exceeding 1500 square feet and under 3600 square feet of total floor area shall have an alarm system installed. This is to include: smoke/heat detection, audible warning device(s) and supervised by a central fire alarm station.

Dumpsters or Container Storage:

- 38. Structures of Type I and II Fire-Resistive construction used for dumpster or container storage shall not be less than 10 feet from other buildings.

Fire Protection During Construction

39. Fire department vehicular access to all structures under construction shall be provided at all times. In areas where ground surfaces are soft or likely to become soft, hard all-weather surface access roads shall be provided.
40. The fire protection water supply system, including fire hydrants, shall be installed and in service prior to placing combustible building materials for structures or combustible pre-tested fabricated building assemblies on the project site or utilizing them in the construction of building structures. If phased construction is planned, coordinated installation of the fire protection water system is permitted. Trash and debris shall be removed from the construction site as often as necessary to maintain a fire safe construction site.
41. Flammable or combustible liquids shall be stored, handled, or used on the construction site in accordance with the applicable provisions of NFPA 30 (Flammable and Combustible Liquids Code); NFPA 58 (Standard for the Storage and Handling of Liquefied Petroleum Gases); and NFPA 395 (Standard for the Storage of Flammable and Combustible Liquids on Farms and Isolated Construction Projects).
42. At least one portable fire extinguisher having a rating of at least 4-A, 30-BC shall be within a travel distance of 75 ft. or less to any point of a structure under construction. Personnel normally on the construction site shall be instructed in the use of the fire extinguishers provided.
43. Buildings and structures constructed in Very High Fire Hazard Severity Zones shall, in addition to the requirements of the California Building Code, be required to meet additional requirements as set forth by the Fire Department.

PUBLIC WORKS DEPARTMENT CONDITIONS

Grading

44. A Geotechnical report shall be required which shall determine soil characteristics and provide engineering design parameters for both streets and building pads.
45. The applicant shall submit and obtain approval of a grading plan, which contains the requirements of Title 15, Chapter 155 of the Auburn Municipal Code. Grading will not be permitted prior to approval of the grading plan and issuance of a grading permit. Securities for grading, erosion control, winterization operations and site restoration and any necessary inspection fees shall be posted prior to permit issuance.
46. An erosion and sediment control plan shall accompany the grading plan and shall include, but not be limited to, the following:
 - a. Grading and related soil disturbance activities, including vegetative clearance, that will occur between May 1 through October 15 of each year.
 - b. All disturbed soil surfaces, including graded areas, cuts and fills, shall be stabilized and re-vegetated before October 15 of each year.

- c. Sediment traps and catchment basins shall be installed prior to October 15 of each year.
 - d. Drainage and storm water runoff control systems and their components shall be designed to fit the hydraulic conditions of the full development and have full flow capacity plus an adequate factor of safety.
 - e. Drainage and storm water runoff control systems and their components shall be designed and constructed to minimize erosion.
 - f. Slopes shall be protected from concentrated runoff and sheet flow originating from the proposed development area.
 - g. Straw bale dikes or filter fabric barriers shall be located downslope of all disturbed areas. These barriers shall be constructed prior to any site grading and shall remain in place and be maintained until the project landscaping or other improvements are established.
 - h. Topsoil may be stockpiled on site and reused for landscaped areas. Stockpiles shall be stabilized during the rainy season (October 15 to May 1) in accordance with the aforementioned criteria.
47. If construction includes blasting or the use of controlled explosives, the grading contractor and the developer shall comply with all conditions of the Public Works Department, which include, but are not limited to, the following:
- a. Make all test hole logs available to road and underground contractors.
 - b. Require that the blasting contractor be licensed, bonded and insured.
 - c. Have the contractor visit neighbors personally to tell them the estimated schedule for blasting and to explain the warning signals.
 - d. Insure that the conventional OSHA signals for blasting are followed prior to and while firing each shot, with a sufficient air whistle that can be heard for a minimum of 2,000 feet.
 - e. Set signs indicating a blasting area on nearby streets. Flag persons shall be used.
 - f. Cover shallow shots on exposed rock with soil and/or a blasting mat to mitigate flying rock. Soil should be free of round boulders or cobbles.
 - g. A pre-blast survey of all surrounding structures and facilities shall be prepared along with a blasting program including blast peak velocity limits at various points for the blasting required to create roads and major utility lines. The blasting program and pre-blast survey shall be kept on file with the Police Department. Blasting operations shall be coordinated with the Fire Department.
 - h. The contractor must secure a valid blasting permit from the Auburn Police Department prior to using explosives.
48. Dust control specifications shall be included on the improvement plans to minimize dust nuisance during construction.
49. If artifacts, exotic rock or unusual amounts of shell or bone are uncovered during the construction of any improvements, work shall stop in that area immediately and a qualified cultural resource specialist shall be contracted to evaluate the deposit. If bone is found that may be human, state law requires the same actions plus notifying the County Coroner and the Native American Heritage Commission, Sacramento.

50. All construction activities shall be limited to the hours allowed by Title 9, Chapter 93 of the Auburn Municipal Code
- a. The performance of any construction, alteration or repair activities which require the issuance of any building, grading, or other permit shall occur only during the following hours:
 - i. Monday through Friday: 7:00 a.m. to 6:00 p.m. For the period of June 1 through September 30 of each year, the permissible hours for masonry and roofing work shall be from 6:00 a.m. to 6:00 p.m.;
 - ii. Saturdays: 9:00 a.m. to 5:00 p.m.;
 - iii. Sundays and observed holidays: 10:00 a.m. to 6:00 p.m.
 - b. Any noise from the above activities, including from any equipment, shall not produce noise levels in excess of the following:
 - i. Saturdays: 80 dba when measured at a distance of twenty-five (25') feet;
 - ii. Sundays and observed holidays: 70 dba when measured at a distance of twenty-five (25') feet.
 - c. The Building Official may grant a permit for building activities during other time periods for emergency work or extreme hardship. "Emergency work" shall mean work made necessary to restore property to a safe condition following a public calamity or work required to protect persons or property from an imminent exposure to danger. Any permit issued by the Building Official shall be of specified limited duration and shall be subject to any conditions necessary to limit or minimize the effect of any noise.
51. The applicant shall re-vegetate cut and fill areas as soon as possible using native seed mixes and compatible plantings as specified by the Public Works Department and the Soil Conservation Service.
52. The applicant shall conduct all soil stabilization activities pursuant to Public Works Department and Soil Conservation Service practices and techniques. Stabilization details shall be shown on the improvement plans for temporary and permanent conditions.
53. The design for any retaining walls necessary within the public right-of-way shall be shown on the improvement plans. Said walls shall be reviewed and approved by the Public Works Department. All exposed portions of the retaining wall shall be constructed of split face, slump stone or other decorative block. Colors and materials shall be subject to the approval the Community Development Department.
54. Specific details for cut and fill slopes, open ditches and erosion control have not been reviewed in detail at this time and will be reviewed at the time of improvement plan submittal.

55. The developer shall submit a Storm Water Construction Notice of Intent (NOI) for coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for Construction Activities, with the California Regional Water Quality Control Board, Central Valley Region prior to issuance of the Grading Permit.

Streets

56. The project will create a cumulative impact to the County transportation system network due to increased traffic in the vicinity of the project site and is subject to Placer County comments, conditions and/or fees as required.
57. Broken, cracked, or worn curb and gutter on the project frontage shall be replaced if deemed necessary upon review by the public works department.
58. Driveways shall be City of Auburn standard commercial driveways.
59. All improvements on Earhart Avenue shall be done under an encroachment permit issued by the Public Works Department.
60. Valley gutters shall not be utilized in the public right-of-way.

Onsite Parking Areas

61. The parking lot shall have a minimum structural section of 3" of asphalt concrete on 8" aggregate base. These standards shall be indicated on the improvement plans prior to their review and approval by the City Engineer.
62. Prior to the issuance of building permits for the building construction the developer shall submit and have approved improvement plans for the completion of all on site parking areas and site improvements.

Storm Drainage

63. Prior to submittal of the improvement plans, the applicant shall provide a drainage analysis, in accordance with the Placer County Flood Control and Water Conservation Districts Stormwater Management Manual which determines increases in runoff resulting from a 100 year storm and a 10 year storm. The increased runoff shall be mitigated as required by the City of Auburn Public Works Department and Placer County.
64. Prior to approval of grading/improvement plans, a drainage plan for the site shall be submitted to the Public Works Department for review and approval. The drainage plan shall include information on the existing and proposed drainage patterns as well as ditches or swales as required by the Public Works Department to minimize cross lot drainage. Ditches or swales shall be rock lined and/or the use of Enkamat or approved equivalent.

65. The developer shall be responsible for acquisition of all storm drain easements from adjacent property owners that are required for the construction and maintenance of perimeter and off-site drainage improvements.
66. On-site drainage systems shall be private. The maintenance of the on-site system shall be the responsibility of the Property Owner. If the property carries drainage from the public right-of-way, the applicant shall provide easements and access to the City of Auburn for maintenance purposes.
67. The perimeter of the development shall be protected against surface runoff from adjacent properties in a manner acceptable to the Public Works Department.
68. The applicant shall obtain an approval letter from Fish & Game for existing water swales on property clarifying whether they are conveying stormwater or are wetlands.
69. The improvement plans shall provide facilities to mitigate point source pollution as required by the Rock Creek Reservoir pollution mitigation plan. This shall be subject to the approval of the Public Works Department.
70. The applicant shall pay the appropriate the Rock Creek Reservoir Mitigation fee prior to issuance of building permits.
71. The applicant shall use Best Management Practices (BMP's) for the capture of oil and petroleum products from the parking areas. These BMP's shall be subject to approval from the Public Works Department.
72. Drain inlets affected by storm water flows from the property shall have BMP's installed. All drain inlets shall be inspected and approved by the City.

Sanitary Sewer

73. The existing sewer system is included in the Placer County Sewer Maintenance District Number 1 and is subject to Placer County comments, conditions and/or fees as required.
74. Any existing well(s) and septic system(s) on the project site shall be abandoned in accordance with the requirements of the Placer County Division of Environmental Health. A letter from the Placer County Division of Environmental Health shall be submitted prior to final map recordation certifying that all requirements have been met.
75. Prior to issuance of building permits the capacity of the sanitary sewer collection system and treatment plant shall be reviewed and approved by the Placer County Facilities Services Department Sewer Maintenance District #1.
76. Necessary sewer line extension(s) shall be the responsibility of the applicant. The applicant shall be required to install and construct all necessary sewer line(s); lift stations and/or force main extensions as needed to meet City requirements. Size of new sewer line(s) shall take into account future development.

77. All sanitary sewer mains shall be constructed with a minimum 8-inch diameter pipe with 4-inch laterals.
78. The applicant shall secure a will-serve letter from Placer County Facilities Services Department Sewer Maintenance District #1 and pay all applicable fees prior to issuance of building permits for the building.

General

79. Prior to issuance of a building permit, the application shall pay the following fees:
 - a. The appropriate City of Auburn Facilities and Equipment Program Fee.
 - b. The appropriate County Facilities Fee.
 - c. The applicable Highway 49 mitigation fees pursuant to the Airport Industrial Park EIR/Traffic Impact Mitigation program.
80. The developer shall obtain a letter from the U.S. Postal service indicating approval of mail box location(s) prior to improvement plan review.
81. Prior to issuance of a grading permit or building permit:
 - a. The developer shall provide the Public Works Department with will-serve letters from the following applicable agencies and comply with their requirements:
 - i. Pacific Bell
 - ii. Pacific Gas & Electric Company
 - iii. Placer County Water Agency
 - iv. Auburn Placer Disposal
 - b. Improvement plans and cost estimates shall be submitted to the Public Works Department for review and approval. Security shall be posted for the Grading Permit as specified in Title 15, Chapter 155 and for any Encroachment Permit as specified in Title 15 Chapter 160.
 - c. The developer shall provide a letter from the Central Valley Regional Water Quality Control Board indicating that the project has satisfied all requirements of the Board.
82. All improvements shall be designed and constructed to current City of Auburn Standards.
83. All utility lines to serve the project shall be placed underground as required by Title 15, Chapter 160 of the City of Auburn Municipal Code.
84. The applicant, at his sole expense, shall repair existing public and private facilities damaged during the course of construction to the satisfaction of the Director of Public Works.

85. All public improvements shall be completed and accepted by the Public Works Department prior to issuance of a certificate of occupancy for the building.

Section 6. In view of all the evidence and based on the foregoing findings and conclusions, the City of Auburn Planning Commission, upon motion by Commissioner _____ and seconded by Commissioner _____ hereby approves Design Review (DRP 14-01) subject to the conditions listed above and carried by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

PASSED, APPROVED AND ADOPTED this 20th day of May, 2014

Chair, Planning Commission
of the City of Auburn, California

ATTEST: _____
Community Development Department